

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW COMMISSION MEETING
February 19, 2013**

The regular session of the Auburn City Historic Design Review Commission meeting was called to order on February 19, 2013 at 6:01 p.m. by Chair Spokely in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Briggs, Combs, Green, Luebke, Snyder, Spokely, Worthington

COMMISSIONERS ABSENT: Kratzer-Yue, Vitas

STAFF PRESENT: Will Wong, Community Development Director
Reg Murray, Senior Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

January 15, 2013

IV. PUBLIC COMMENT

None

V. COMMISSION BUSINESS

A. HDRC ANNUAL PRIORITIES REVIEW 2013.

Planner Murray presented the item. The priorities review provides the HDRC the opportunity to identify the items of interest that the Commission might want to pursue in 2013. He noted that in 2012 the Commission expressed interest in including elements from the Auburn Streetscape project and adding them as an appendix to the Historic Design Review Guidelines (Guidelines). Planner Murray commented that staff is currently in the process addressing this item. He also suggested two new items that the HDRC may want to consider: 1) Review of the Commission's powers and duties, as this is an item that they are currently addressing; and 2) Updating the Guidelines to be consistent with the sign ordinance update approved by the City in 2012.

Commissioner Worthington asked if the Commission should specify their expectations are with respect to the update of the Guidelines with the streetscape elements.

Planner Murray stated that staff has a good understanding of what the scope of the request entails.

Commissioner Worthington suggested that the amendment should be categorized to insure easy use by the public.

Chair Spokely suggested that the priorities list be expanded to include the Commission's review of their Powers and Duties. There was general concurrence from the Commission.

Commissioner Combs suggested that the item be expanded to include Section 159.496(B) in addition to Section 159.496(A). There was general concurrence from the Commission.

Chair Spokely asked if there were any other items of interest for the Commission to consider.

Commissioner Worthington suggested updating the Guidelines to be consistent with the sign ordinance update approved by the City in 2012.

Planner Murray summarized the intent of the Guidelines update for consistency with the sign ordinance.

Commissioner Worthington commented about landscaping and stormwater infiltration systems provided in the City's streetscape project. She expressed her desire that these concepts also be included in the Guidelines update.

Chair Spokely opened the hearing to the public.

Councilman Holmes addressed the Commission and provided a written statement. He strongly urged the Commission to thoroughly review the historic ordinance as a top priority, with completion by the end of the year, and also recommended that the Commission review the nomination process for historic structures.

Commissioner Luebke asked Councilman Holmes if his intent was for the Commission to develop new guidelines for the Council to consider.

Councilman Holmes commented that the Commission is tasked with bringing various proposals to the City Council, and suggested that an update to the historic ordinance should be a Commission priority. He also asked that the Commission change the procedures for the nomination process of historic structures, and that

those new procedures should be consistent with changes previously suggested to the City. He stated that the objective was to move the process along so that more buildings could be put on the National Register of Historic Places and on the Auburn Register of Historic Places; and to also consider other issues such as separating the Historic Preservation Commission from the Planning Commission.

Commissioner Combs asked Councilman Holmes if his intention was for the HDRC to review the entire historic ordinance, or just the powers and duties section that they've currently decided to review.

Councilman Holmes agreed that the whole ordinance needs to be reviewed; and that the current ordinance needs to be updated and procedures need to be improved.

Commissioner Worthington noted that Mr. Otten has previously provided a document illustrating his proposed changes to the City's current historic ordinance. She asked Councilman Holmes if the proposed changes in Mr. Otten's draft should be used as the starting point for the review being suggested by Councilman Holmes.

Councilman Holmes agreed that Mr. Otten's draft would be a good starting point for the Commission's review, along with a review of the existing ordinance and how the amendments would fit in.

Commissioner Worthington asked about the differences for nomination to the National, State, and local registers.

Councilman Holmes stated that there are a number of different elements and that the standards are higher as you move up from the local, to State, to National level.

Commissioner Worthington noted that the City's current ordinance focuses on the Auburn registry, and asked whether an update to the nomination process should include a process for nomination to the State registry?

Councilman Holmes agreed that it should, but noted that there is a higher standard that must be met when submitting to the State Register. He referred to the State Theater as an example; he noted that the building has been nominated to the State and that the initial indication is that it will meet the State standard, but that it may not meet the National standard.

Councilman Holmes commented that the historic nature of the City can be used to get publicity for the City on the web, improve tourism, and act as an economic driver for the City.

Commissioner Snyder asked Councilman Holmes to identify what goals he wanted to achieve with the review of the ordinance.

Councilman Holmes identified changes in nomination procedures for historic buildings.

Commissioner Snyder asked about what was wrong with the current procedure

Councilman Holmes commented that a lot has happened in the last 40 years. He noted that the existing historic ordinance directs the HDRC to come up with a new procedure for the nomination of buildings.

Councilman Holmes asked the Commission to add a priority to their list that would involve reviewing the existing ordinance and making recommendations for changes, and to specifically include a review of the nomination procedures for the Auburn Registry.

Commissioner Snyder stated that he was unsure as to what problems Councilman Holmes had with the existing historic ordinance, other than the nomination procedures.

Councilman Holmes responded that that no one knows what the ordinance is.

Commissioner Snyder commented that the ordinance exists and people can find it if they want to know about it.

Chair Spokely asked Councilman Holmes if the ordinance update would be focused on establishing, or updating, the procedural guidelines for nominations.

Commissioner Briggs referred to Resolution 82-198, which identifies the existing procedures for nominating historic buildings to the Auburn Register.

Councilman Holmes stated that, in his opinion, the existing procedures are outdated and need to be updated

Commissioner Worthington noted that the current procedures are missing evaluation criteria.

Commissioner Snyder asked how the Commission would handle historians with differing opinions.

Councilman Holmes stated that it would be a judgment of the Commission.

Director Wong stated that the City Council addressed this debate last year. Council gave staff direction to update the nomination process and to continue using the existing historic design review ordinance.

Mr. Michael Otten, President of the Placer County Historical Society, addressed the Commission. Mr. Otten referred to the nomination resolution and noted that some of the provisions are out of date. He suggested that the HDRC should focus their review on the items the Commission currently has on their priorities list.

Commissioner Combs summarized the differences in how properties are evaluated for the National and State registers, including significance, importance in community, and degree of historic integrity.

Mr. Otten suggested that historic information could be placed on the City website.

Chair Spokely asked if the Commission had any other recommendations for the priorities list. He noted that items currently on the priorities list included amending the Historic Design Review Guidelines to include streetscape elements and reviewing the Commission's powers and duties. He also noted that the historic resources nomination process would be coming forward soon.

Planner Murray reviewed the items on the Commission's priorities list. They included: 1) Amending the Historic Design Review Guidelines to include streetscape elements; 2) Review of the Commission's powers and duties; and 3) Amending the Historic Design Review Guidelines for consistency with the recent sign ordinance update.

Commissioner Combs asked if the Commission would want to review the entire historic ordinance instead of just their Powers and Duties section?

Commissioner Briggs stated that the Commission should just review the specific items previously identified because a review of the entire ordinance would involve a number of issues and would take a long time to complete.

Chair Spokely noted that a full review of the ordinance might be a good long-term goal for the HDRC and that by starting with the initial review of the Commission's powers and duties as currently planned, they might find that the existing ordinance is operating fairly well already. He suggested that the Commission hold off on a broader update and that they should instead focus on educating itself on the current ordinance.

Commissioner Luebke agreed with having the nomination process on the HDRC priorities list given the age of the process. He also thought it might be good to take a look at the ordinance to see whether or not anything needed to be changed and whether the review should be broken into smaller parts.

Commissioner Briggs noted that was the case with the first review occurring for the nomination process.

Commissioner Snyder reiterated his earlier concern, asking what was wrong with the current ordinance?

Chair Spokely noted that the Commission may not know what's wrong with the ordinance because the Commission hasn't really been applying it, which is the goal of the powers and duties review. He noted that there are proactive measures in the powers and duties that the Commission hasn't pursued.

Commissioner Worthington stated that the Commission hasn't thoroughly understood their powers and duties and roles and responsibilities. She commented that it could be dangerous to drill into one section, such as the powers and duties, without additional review of the whole ordinance

Chair Spokely asked if this was a recommendation for a broader ordinance update.

Commissioner Worthington said she wasn't suggesting an update, but a review of the ordinance starting with the powers and duties.

Commissioner Luebkehan stated that he sees the Commission using the review as an education process.

Chair Spokely commented to Commissioner Luebkehan that the Commission recognized a need back in October 2012 to better understand the ordinance.

Chair Spokely asked if anyone wanted to add a review of the entire ordinance, with an eye toward an update, to the Commission's priorities list?

Commissioner Luebkehan stated that the Commission's purpose should be review of, and education about, the existing ordinance.

Commissioner Briggs agreed with Commission Luebkehan.

Commissioner Worthington suggested conducting the review as part of a workshop.

Commissioner Luebkehan opined that the workshop review should occur before deciding whether to add the item to the priorities list, as the Commission may find that it is okay with the existing ordinance; or it could find that there are issues and add it to our list of priorities at that time.

Chair Spokely asked staff to review the process associated with the annual priorities list review.

Planner Murray reviewed the process associated with the annual priorities review.

Chair Spokely asked staff to repeat the items on the HDRC priorities list.

Planner Murray reviewed the items on the Commission's priorities list, which included: 1) Amending the Historic Design Review Guidelines to include streetscape elements; 2) Review of the Commission's powers and duties; and 3) Amending the Historic Design Review Guidelines for consistency with the recent sign ordinance update.

Chair Spokely noted that a separate item for the Commission was to have a separate review of the ordinance.

B. HDRC ANNUAL OPERATIONS AND PROCEDURES REVIEW 2013.

Planner Murray presented the item. The annual operations and procedures review provides Commission with an annual opportunity to review how it conducts its business. He summarized the Commission's annual review in 2012 and noted changes the Commission made in prior years. Planner Murray also noted that the Commission had prior discussions about conducting regular meetings, in order for the Commission to regularly review its powers and duties, instead of meeting on an as-needed basis.

Director Wong noted that the Commission's previous desire was to meet on the first Tuesday of each month. He also reminded the Commission to provide staff with their interests in the Powers and Duties and that those interests would be reviewed at the regular meetings.

Chair Spokely led a discussion to determine which Commission meeting would be designated for the Commission's regular meeting. The consensus was to use the first meeting of each month as the regular meeting date.

Commissioner Worthington commented on the delegation of sign review and ADA review to staff in 2009, and that while the Commission had received email notifications of sign approvals from staff, the Commission had not received any notifications of staff-approved ADA projects. The Commissioners discussed options regarding notification to the Commission. Staff agreed to provide the HDRC with notification of ADA approvals consistent with the process for sign approvals.

Chair Spokely noted the new FastNews document from the Clerk's office and the meeting times included in the publication.

Staff informed the Commission that they were already aware of the times shown on FastNews and that they would be coordinating with the Clerk's office to insure that the Commission meeting times were correctly identified.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong commented that Councilman Kirby is scheduled to appoint Commissioner Snyder's replacement to the Commission at the City Council meeting on February 25, 2013. He also noted that the re-appointment of Commissioner Green to the HDRC is also scheduled for the February 25th Council meeting.

B. Future Historic Design Review Commission Meetings

Director Wong noted that the Commission's review of its Powers and Duties would recommence at the March 5, 2013 meeting and that the Commissioners should notify staff as to which of the powers and duties they have interest in reviewing/participating in greater detail.

Commissioner Green stated his interest in items 3, 7, and 8 from the powers and duties list.

C. Reports

Planner Murray commented that he would be providing conflict of interest information to the Historic Design Review Commissioners within the next couple weeks. The Commissioners will need to review that information and confirm that the information is correct or note any necessary changes.

VII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

None

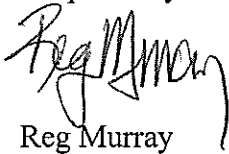
VIII. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None

IX. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully submitted,


Reg Murray